



 **RAMPTON
BASELEY**

WESTERN LANE, SW12 / SHARE OF FREEHOLD

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A TRULY STUNNING THREE BEDROOM UPPER MAISONETTE WITH ITS OWN PRIVATE ROOF TERRACE ON THIS PRETTY RESIDENTIAL STREET JUST OFF NIGHTINGALE LANE.

Offering almost 1,200 sq ft of beautifully presented accommodation, the property has been refurbished by the current owners to an incredibly high standard, showing a keen eye for detail.

Arranged over the first and second floors of an attractive red brick Edwardian house, the property features a wonderful 24' dual aspect open-plan living space on the first floor. With tall ceilings, fitted alcove cabinetry and a period style fireplace, the living area to the front is flooded with natural light by three large sash windows. A solid herringbone floor runs through to the kitchen to the rear with smart shaker style units and fitted appliances including twin ovens, a warming drawer and integrated wine fridge. There is also ample room to sit, eat and entertain.

Two bedrooms can be found on the first floor, including an extremely generous double bedroom to the rear, together with a smart, contemporary family bathroom.

The principal suite on the top floor is incredibly bright and airy due to four large roof lights to the front and bi-folding doors which span the entire width of the property to the rear and open on to the terrace. The bedroom has built-in wardrobes and a sleek, stylish bathroom with bath and a separate glass enclosed shower.

Of particular note is the superb south-facing roof terrace accessed from both the principal bedroom and separately from the main staircase. Decked and with large irrigated planters filled with mature flowers, shrubs and climbers and at 21' in length the terrace is both private and ideal for summer entertaining.

The property is positioned on Western Lane located off Nightingale Lane in the sought after area known as the Nightingale Triangle. Transport can be found at Clapham South, Balham or Wandsworth Common with a choice of underground and overground services. The amenities of Bellevue Road and Northcote Road are within easy walking distance as are the open spaces of Wandsworth Common.

Council Tax Band: D | EPC: X | Tenure: Share of Freehold | Lease length: 103 years remaining




**THREE BEDROOMS | RECEPTION
ROOM | TWO BATHROOMS | ROOF
TERRACE | MAISONETTE**

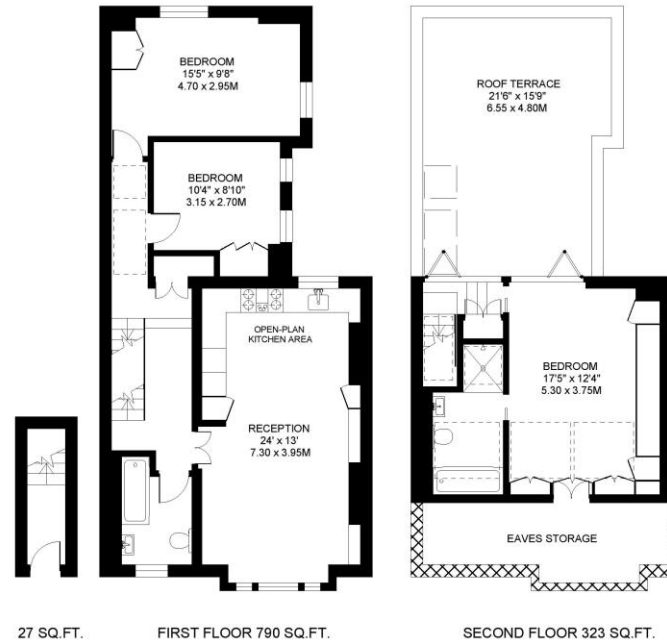


WESTERN LANE
BALHAM
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 1140 SQ.FT. / 105.9 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 116 SQ.FT. / 10.8 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 1256 SQ.FT. / 116.7 SQ.M.



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 This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
 Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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